



Petition for Variance

to the Zoning Commissioner of Baltimore County

92-327-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A04.3.B.3 - To permit side lot line setbacks of 12 ft. in lieu of the required 50 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE ATTACHED

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Legal Owner(s):

(Type or Print Name)

DENNIS M. AYRES
(Type or Print Name)

Signature

Dennis M. Ayres
Signature

Address

Donna L. Ayres
(Type or Print Name)

City and State

Donna L. Ayres
Signature

Attorney for Petitioner:

(Type or Print Name)

1652 CARE MAY RD (687-9358)
Address

Phone No.

Signature

BALTO MD 21221
City and State

Address

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

City and State

DENNIS M. AYRES
Name

Attorney's Telephone No.:

1652 CARE MAY RD
Address

687-9358
Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING -1/2HR. +1HR.

AVAILABLE FOR HEARING

MON./TUES./WED. - NEXT TWO MONTHS

ALL OTHER

REVIEWED BY:

DATE

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 3/23/92

Dennis M. and Donna L. Ayres
1652 Cape May Road
Baltimore, Maryland 21221

RE:

CASE NUMBER: 92-327-A

W/S Maple Road, 1120' N of Holly Neck Road

Lots #28 and #29, Maple Road

15th Election District - 5th Councilmanic

Petitioner(s): Dennis M. and Donna L. Ayers

Dear Petitioner(s):

Please be advised that \$ 90.64 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

A handwritten signature in cursive script, reading "Arnold Jablon".

ARNOLD JABLON
DIRECTOR





Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Receipt

Date

92-327

Account: R 001-6150
Number

TO: [illegible]

FROM: [illegible]

RE: [illegible]

DATE: [illegible]

Cace P.P.

4/6-

Tom

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

MARCH 10, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-327-A

W/S Maple Road, 1120' N of Holly Neck Road

Lots #28 and #29, Maple Road

15th Election District - 5th Councilmanic

Petitioner(s): Dennis M. and Donna L. Ayers

HEARING: MONDAY, APRIL 6, 1992 at 10:00 a.m.

Variance to permit side lot line setbacks of 12 feet in lieu of the required 50 feet.

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt

Zoning Commissioner of
Baltimore County

cc: Dennis and Donna Ayres



Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

APRIL 1, 1992

NOTICE OF POSTPONEMENT

CASE NUMBER: 92-327-A
PETITIONER(S): DENNIS AND DONNA AYERS
LOCATION: MAPLE ROAD

THE ABOVE MATTER, PREVIOUSLY ASSIGNED TO HEARD ON MONDAY, APRIL 6, 1992, HAS BEEN POSTPONED AT THE REQUEST OF DENNIS AYERS, PETITIONER. THIS REQUEST WAS MADE TO ALLOW ADDITIONAL TIME NEEDED TO COMPLY WITH CRITICAL AREA REQUIREMENTS.

NOTIFICATION OF THE NEW HEARING DATE WILL BE FORWARDED SHORTLY.

A handwritten signature in black ink, which appears to read "Arnold Jablon". The signature is fluid and cursive.

Arnold Jablon
Director

cc: Dennis and Donna Ayers

AJ:ggs

NOTE: ENCLOSED PLEASE FIND A POSTPONEMENT STICKER TO BE PLACED ON THE ZONING SIGN.



Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 1, 1992

Mr. & Mrs. Dennis M. Ayres
1652 Cape May Road
Baltimore, MD 21221

RE: Item No. 346, Case No. 92-327-A
Petitioner: Dennis M. Ayres, et ux
Petition for Variance

Dear Mr. & Mrs. Ayres:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.



Zoning Plans Advisory Committee Comments

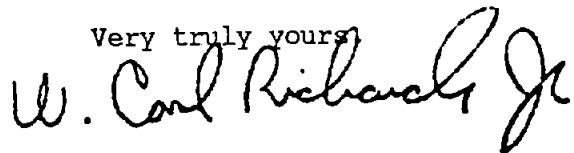
Date: April 1, 1992

Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Coordinator

WCR:jw

Enclosures

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this
5th day of March, 1992.

A handwritten signature in cursive script, reading "Arnold Jablon", written over a horizontal line.

ARNOLD JABLON
DIRECTOR

Received By:

A handwritten signature in cursive script, reading "W. Carl Richards Jr.", written over a horizontal line.

Chairman,
Zoning Plans Advisory Committee

Petitioner: Dennis M. Ayres, et ux

Petitioner's Attorney:



4215-92

3/18/92

8

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration
and Development Management

FROM: Gary Kerns, Chief
Community and Comprehensive Planning Division
Office of Planning and Zoning

SUBJECT: Dennis M. Ayres, Item No. 346

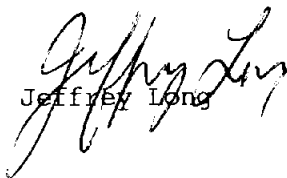
DATE: March 16, 1992

In reference to the applicant's request, staff offers the following comments:

This office supports the applicant's request provided that architectural drawings, which indicate proposed building materials, are submitted to the Deputy Director of the Office of Planning and Zoning prior to the issuance of any building permits. The review of architectural drawings is required in order to ensure that any new development is compatible with the existing communities.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

Report prepared by:


Jeffrey Long

GK:JL:prh
ITEM346.ZAC/ZAC1

RECEIVED
MAR 18 1992

ZONING OFFICE

4/10/27-92
3/10/92
8

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

March 9, 1992

TO: Arnold Jablon, Director
Zoning Administration and Development Management

FROM: DIVISION OF GROUND WATER MANAGEMENT

SUBJECT: Zoning Item #346, Zoning Advisory Committee Meeting of
March 10, 1992, Dennis M. Ayres & Donna L. Ayres, W/S Maple Road,
1120' N of Holly Neck Road, D-15, Public Water and Private Sewer

COMMENTS ARE AS FOLLOWS:

A building permit will not be issued until public sewer is available to the property.

SSF:rmp

346.ZNG/GWRMP

RECEIVED
MAR 10 1992
ZONING OFFICE

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21204-5500

(301) 887-4500

MARCH 3, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: DENNIS M. AYRES AND DONNA L. AYRES

Location: LOTS #28 AND #29, MAPLE ROAD

Item No.: 346 Zoning Agenda: MARCH 10, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Capt. Jerry Quifer Noted and
Planning Group Approved
Special Inspection Division Fire Prevention Bureau

JP/KEK

RECEIVED
MAR 5 1992
ZONING OFFICE

92-327-A

I HAVE OWNED THE LOT FOR ALMOST 10 YEARS WITH HOPE THAT CITY SEWERAGE WOULD BE EXTENDED TO THE SUE CREEK AREA. THE SEWER LINES ARE CURRENTLY BEING INSTALLED, BUT I ALSO NEED A VARIANCE FROM THE 50 FT SIDE SETBACK, DUE TO THE FACT THAT MY LOT IS 100 FT WIDE.

3/6/92
8

BALTIMORE COUNTY
ECONOMIC DEVELOPMENT COMMISSION

Memorandum

TO: Julie Winiarski
Office of Zoning Administration and
Development Management

FROM: A. J. Haley, Deputy Director *AJH*
Economic Development Commission

DATE: March 4, 1992

RE: Zoning Advisory Comments for Meeting of March 10, 1992

346.

This office has no comment for items 336, 337, 340, 341, 342, 344, 345 and

c: Ken Nohe

RECEIVED

MAR 5 1992

ZONING OFFICE

JW
4/17/92

3/16/92
8

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

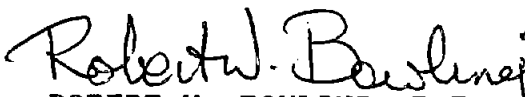
TO: Arnold Jablon, Director DATE: March 13, 1992
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for March 10, 1992

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 337, 340, 341, 342, 344, 345 and 346.

For Item 336, the previous County Review Group Comments still apply.


ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

RECEIVED

MAR 17 1992

ZONING OFFICE

4/1/92
g

4434-92
GS

TO ZONING COMMISSIONER

Dear Sir, I am requesting a postponement of my variance hearing scheduled on 4-6-92. Due to the complexity of the lot, EPA will need more time before they can give approval since it is in the Critical Bay Area.

Dennis Ayres

If possible, could the hearing be delayed until EPA gives their decision. Call Nancy Pentz if there are any problems.
(EPA)

DENNIS AYRES
1652 CAPE MAY RD
BALTO MD 21221

H9200346

RECEIVED

APR 1 1992

ZONING OFFICE

Baltimore County Government
Department of Environmental Protection
and Resource Management



April 30, 1992

(410) 887-3733

401 Bosley Avenue
Towson, MD 21204

Mr. and Mrs. Dennis Ayres
1652 Cape May Road
Baltimore, Maryland 21221

Re: Maple Road - Lots 28 & 29

Dear Mr. Ayres:

Further review of your proposed project has discovered that a portion of this property lies within a delineated Habitat Protection Area for sensitive interior dwelling birds. A site visit will be made by this office to confirm the location and the boundary line for this area. The Critical Area Development Regulations state the following with regards to Habitat Protection Areas:

"(a) Development activities or other land disturbances, including commercial tree harvesting and agricultural activities, are prohibited within the delineated boundary of a habitat protection area unless:

- (1) The Director of the Department of Environmental Protection and Resource Management certifies that the location of the activities and/or the limitations and restrictions placed on them will avoid adverse effects to the functioning of the area(s) or to the species dependent upon them" <Baltimore County Code, Section 26-451>.

Further information will be forthcoming after this office has verified the location of this Habitat Protection Area. If you have any questions, contact Ms. Nancy Pentz at 887-2904.

Sincerely yours,

A handwritten signature in cursive script that reads "Patricia M. Farr".

Patricia M. Farr
Program Coordinator
Chesapeake Bay Critical Area Program

PMF:NP:ju

cc: Mr. Larry Schmidt

AYRES/WQCBCA



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 19, 1996

Mr. and Mrs. Dennis Ayres
1652 Cape May Road
Baltimore, MD 21221

RE: Maple Road - Lots 28 & 29
Case No.: 96-327-A

Dear Mr. and Mrs. Ayres:

Our records indicate that the above referenced case has remained idle for some time. If no further action is taken by Friday, May 24, 1996 the case will be closed.

If you need further information or have any questions, please do not hesitate to contact Gwen Stephens at (410) 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ/rye



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing.

PROPERTY ADDRESS: MAPLE RD LOTS 28 + 29

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: CEDAR BEACH
plat book # 7, folio # 186, lot # , section #

OWNER: DENNIS + DONNA AYRES

92-327-A

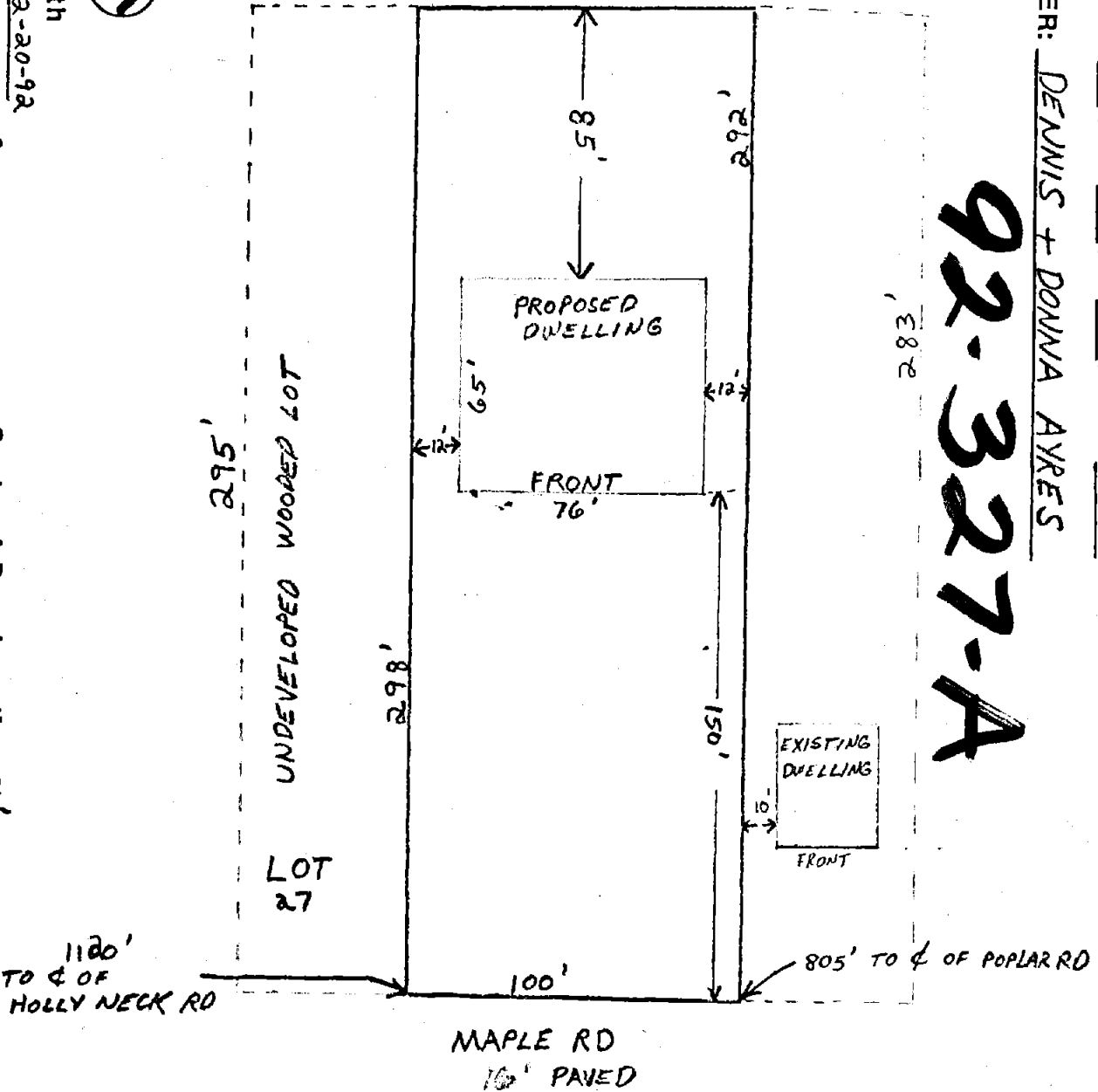
UNDEVELOPED WOODED LOTS



North

date: 2-20-92
prepared by: DENNIS AYRES

Scale of Drawing: 1" = 50'



LOCATION INFORMATION

Councilmanic District: 5

Election District: 15

1"=200' scale map# SE 2 J

Zoning: RC 5

Lot size: .608 acreage 29500 square feet

SEWER: ☒ public ☐ private

WATER: ☒ yes ☐ no

Chesapeake Bay Critical Area: ☒ yes ☐ no

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

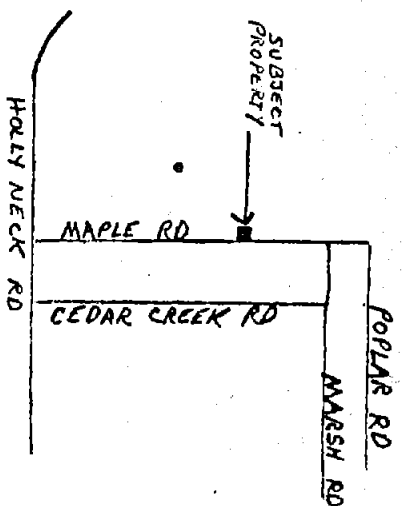
reviewed by: ITEM #: CASE #:

346

346



Vicinity Map
scale: 1"=1000'





Petition for Variance

to the Zoning Commissioner of Baltimore County

92-327-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A04.3.B.3 - To permit side lot line setbacks of 12 ft. in lieu of the required 50 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE ATTACHED

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Legal Owner(s):

(Type or Print Name)

DENNIS M. AYRES
(Type or Print Name)

Signature

Dennis M. Ayres
Signature

Address

Donna L. Ayres
(Type or Print Name)

City and State

Donna L. Ayres
Signature

Attorney for Petitioner:

(Type or Print Name)

1652 CARE MAY RD (687-9358)
Address

Phone No.

Signature

BALTO MD 21221
City and State

Address

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

City and State

DENNIS M. AYRES
Name

Attorney's Telephone No.:

1652 CARE MAY RD
Address

687-9358
Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING -1/2HR. +1HR.

AVAILABLE FOR HEARING

MON./TUES./WED. - NEXT TWO MONTHS

ALL OTHER

REVIEWED BY:

DATE

92-327-A

I HAVE OWNED THE LOT FOR ALMOST 10 YEARS WITH HOPE THAT CITY SEWERAGE WOULD BE EXTENDED TO THE SUE CREEK AREA. THE SEWER LINES ARE CURRENTLY BEING INSTALLED, BUT I ALSO NEED A VARIANCE FROM THE 50 FT SIDE SETBACK, DUE TO THE FACT THAT MY LOT IS 100 FT WIDE.

3410
H.O.

92-327-A

I notified petitioner of concerns on adjacent ownership.
(he said he's owned these lots for 10 yrs) I suggested
Property deeds for his + adjacent properties be available
at the hearing for confirmation.

Photos not provided. I asked for particularly in light
of the extensive setback request.

J.R. 2/25/92

346

ZONING DESCRIPTION

92-327-A

BEGINNING AT A POINT ON THE WEST SIDE OF MAPLE
RD (16' PAVING) 40' RW AT A DISTANCE OF 1120' NORTH OF
THE CENTERLINE OF HOLLY ~~WEEK~~ RD. BEING KNOWN AS LOTS
28 AND 29 IN THE SUBDIVISION OF CEDAR BEACH AS

RECORDED IN PLAT BOOK 7 FOLIO 186 IN THE 15TH ELECTION DIST.

Dennis M. Ayles
2-25-92

3410
H.O.

92-327-A

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(he said he's owned these lots for 10 yrs) I suggested
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Photos not provided. I asked for particularly in light
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J.R. 2/25/92

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

92-927-1A

District 1528 Date of Posting 3/15/92
Posted for: Variance
Petitioner: Dennis + Donna Myers
Location of property: W/S Maple Rd. 1170' N/Holly Neck Rd.
Location of Signs: Facing Maple Rd. approx. 6' from roadway, on
property to be rezoned
Remarks: _____
Posted by [Signature] Date of return: 3/20/92
Signature
Number of Signs: 1



CERTIFICATE OF PUBLICATION

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number: 92-327-A
W/S Maple Road, 1120'
N of Holly Neck Road Lots
#28 and #29, Maple Road
15th Election District
5th Councilmanic
Petitioner(s):
Dennis M. and
Donna L. Ayers
Hearing Date: Monday,
April 6, 1992 at 10:00 a.m.

Variance: to permit side lot line setbacks of 12 feet in lieu of the required 50 feet.

LAWRENCE E. SCHMIDT,
Zoning Commissioner of
Baltimore County
N/J/3/210 March 19.

TOWSON, MD., 3/19, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/19, 1992.

THE JEFFERSONIAN,

S. Zehe Orlean

Publisher

\$ 65.64

CERTIFICATE OF PUBLICATION

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Dennis M. and
Donna L. Ayers
Hearing Date: Monday,
April 6, 1992 at 10:00 a.m.

Variance: to permit side lot line setbacks of 12 feet in lieu of the required 50 feet.

LAWRENCE E. SCHMIDT,
Zoning Commissioner of
Baltimore County
N/A N/J/3/210 March 19.

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/19, 1992.

NORTHEAST TIMES BOOSTER and the
NORTHEAST TIMES REPORTER

S. Zabe Onlin

Publisher

\$65.64

92-327-A

BALTIMORE COUNTY, MARYLAND		No. 123255	
OFFICE OF FINANCE - REVENUE DIVISION			
MISCELLANEOUS CASH RECEIPT			
DATE	2/25/02	ACCOUNT	2.001-615
		AMOUNT	\$ 35.00
RECEIVED			
FROM:	AGENCY		
FOR: ROYAL PRINCE 314 W-			
DISTRIBUTION		DISPATCHED	
WHITE - CASHIER	PINK - AGENCY	YELLOW - CUSTOMER	BA 0410-100403 02 02
VALIDATION OR SIGNATURE OF CASHIER		\$35.00	

Receipt



Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Date

3/02/92

Account: R-001-6150
Number

H9200346

PUBLIC HEARING FEES

QTY

PRICE

010 -ZONING VARIANCE (IRL)

1 X

\$35.00

TOTAL: \$35.00

LAST NAME OF OWNER: AYRES

92-327-A

Cashier Validation

Please Make Checks Payable To: Baltimore County

PRODUCT 9329-3

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 3/23/92

Dennis M. and Donna L. Ayres
1652 Cape May Road
Baltimore, Maryland 21221

RE:

CASE NUMBER: 92-327-A

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Lots #28 and #29, Maple Road

15th Election District - 5th Councilmanic

Petitioner(s): Dennis M. and Donna L. Ayers

Dear Petitioner(s):

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Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

A handwritten signature in cursive script, reading "Arnold Jablon".

ARNOLD JABLON
DIRECTOR





Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Receipt

Date

92-327

Account: R 001-6150
Number

TO: [illegible]

FROM: [illegible]

RE: [illegible]

DATE: [illegible]

Cace P.P.

4/6-

Tom

Please Make Checks Payable To: Baltimore County
[illegible]

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

MARCH 10, 1992

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HEARING: MONDAY, APRIL 6, 1992 at 10:00 a.m.

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Lawrence E. Schmidt

Zoning Commissioner of
Baltimore County

cc: Dennis and Donna Ayres



Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

APRIL 1, 1992

NOTICE OF POSTPONEMENT

CASE NUMBER: 92-327-A
PETITIONER(S): DENNIS AND DONNA AYERS
LOCATION: MAPLE ROAD

THE ABOVE MATTER, PREVIOUSLY ASSIGNED TO HEARD ON MONDAY, APRIL 6, 1992, HAS BEEN POSTPONED AT THE REQUEST OF DENNIS AYERS, PETITIONER. THIS REQUEST WAS MADE TO ALLOW ADDITIONAL TIME NEEDED TO COMPLY WITH CRITICAL AREA REQUIREMENTS.

NOTIFICATION OF THE NEW HEARING DATE WILL BE FORWARDED SHORTLY.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Dennis and Donna Ayers

AJ:ggs

NOTE: ENCLOSED PLEASE FIND A POSTPONEMENT STICKER TO BE PLACED ON THE ZONING SIGN.



Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 1, 1992

Mr. & Mrs. Dennis M. Ayres
1652 Cape May Road
Baltimore, MD 21221

RE: Item No. 346, Case No. 92-327-A
Petitioner: Dennis M. Ayres, et ux
Petition for Variance

Dear Mr. & Mrs. Ayres:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.



346

ZONING DESCRIPTION

92-327-A

BEGINNING AT A POINT ON THE WEST SIDE OF MAPLE
RD (16' PAVING) 40' RW AT A DISTANCE OF 1120' NORTH OF
THE CENTERLINE OF HOLLY ~~WEEK~~ RD. BEING KNOWN AS LOTS
28 AND 29 IN THE SUBDIVISION OF CEDAR BEACH AS

RECORDED IN PLAT BOOK 7 FOLIO 186 IN THE 15TH ELECTION DIST.

Dennis M. Ayles
2-25-92

Zoning Plans Advisory Committee Comments

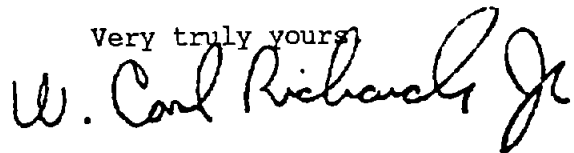
Date: April 1, 1992

Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Coordinator

WCR:jw

Enclosures

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this
5th day of March, 1992.

A handwritten signature in cursive script, reading "Arnold Jablon", written over a horizontal line.

ARNOLD JABLON
DIRECTOR

Received By:

A handwritten signature in cursive script, reading "W. Carl Richards Jr.", written over a horizontal line.

Chairman,
Zoning Plans Advisory Committee

Petitioner: Dennis M. Ayres, et ux

Petitioner's Attorney:



4215-92

3/18/92

8

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration
and Development Management

FROM: Gary Kerns, Chief
Community and Comprehensive Planning Division
Office of Planning and Zoning

SUBJECT: Dennis M. Ayres, Item No. 346

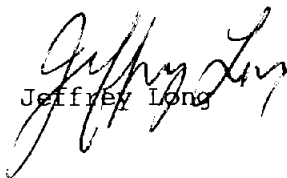
DATE: March 16, 1992

In reference to the applicant's request, staff offers the following comments:

This office supports the applicant's request provided that architectural drawings, which indicate proposed building materials, are submitted to the Deputy Director of the Office of Planning and Zoning prior to the issuance of any building permits. The review of architectural drawings is required in order to ensure that any new development is compatible with the existing communities.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

Report prepared by:


Jeffrey Long

GK:JL:prh
ITEM346.ZAC/ZAC1

RECEIVED
MAR 18 1992

ZONING OFFICE

4/10/27-92
3/10/92
8

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

March 9, 1992

TO: Arnold Jablon, Director
Zoning Administration and Development Management

FROM: DIVISION OF GROUND WATER MANAGEMENT

SUBJECT: Zoning Item #346, Zoning Advisory Committee Meeting of
March 10, 1992, Dennis M. Ayres & Donna L. Ayres, W/S Maple Road,
1120' N of Holly Neck Road, D-15, Public Water and Private Sewer

COMMENTS ARE AS FOLLOWS:

A building permit will not be issued until public sewer is available to the property.

SSF:rmp

346.ZNG/GWRMP

RECEIVED
MAR 10 1992
ZONING OFFICE

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21204-5500

(301) 887-4500

MARCH 3, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: DENNIS M. AYRES AND DONNA L. AYRES

Location: LOTS #28 AND #29, MAPLE ROAD

Item No.: 346 Zoning Agenda: MARCH 10, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Capt. Jerry Quifer Noted and
Planning Group Approved
Special Inspection Division Fire Prevention Bureau

JP/KEK

RECEIVED
MAR 5 1992
ZONING OFFICE

3/6/92
8

BALTIMORE COUNTY
ECONOMIC DEVELOPMENT COMMISSION

Memorandum

TO: Julie Winiarski
Office of Zoning Administration and
Development Management

FROM: A. J. Haley, Deputy Director *AJH*
Economic Development Commission

DATE: March 4, 1992

RE: Zoning Advisory Comments for Meeting of March 10, 1992

346.

This office has no comment for items 336, 337, 340, 341, 342, 344, 345 and

c: Ken Nohe

RECEIVED

MAR 5 1992

ZONING OFFICE

JW
4/17/92

3/16/92
8

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

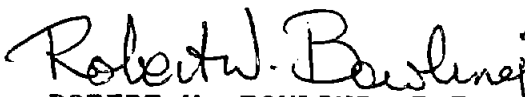
TO: Arnold Jablon, Director DATE: March 13, 1992
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for March 10, 1992

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 337, 340, 341, 342, 344, 345 and 346.

For Item 336, the previous County Review Group Comments still apply.


ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

RECEIVED

MAR 17 1992

ZONING OFFICE

4/1/92
g

4434-92
GS

TO ZONING COMMISSIONER

Dear Sir, I am requesting a postponement of my variance hearing scheduled on 4-6-92. Due to the complexity of the lot, EPA will need more time before they can give approval since it is in the Critical Bay Area.

Dennis Ayres

If possible, could the hearing be delayed until EPA gives their decision. Call Nancy Penty if there are any problems.
(EPA)

DENNIS AYRES
1652 CAPE MAY RD
BALTO MD 21221

H9200346

RECEIVED

APR 1 1992

ZONING OFFICE

Baltimore County Government
Department of Environmental Protection
and Resource Management



April 30, 1992

(410) 887-3733

401 Bosley Avenue
Towson, MD 21204

Mr. and Mrs. Dennis Ayres
1652 Cape May Road
Baltimore, Maryland 21221

Re: Maple Road - Lots 28 & 29

Dear Mr. Ayres:

Further review of your proposed project has discovered that a portion of this property lies within a delineated Habitat Protection Area for sensitive interior dwelling birds. A site visit will be made by this office to confirm the location and the boundary line for this area. The Critical Area Development Regulations state the following with regards to Habitat Protection Areas:

"(a) Development activities or other land disturbances, including commercial tree harvesting and agricultural activities, are prohibited within the delineated boundary of a habitat protection area unless:

- (1) The Director of the Department of Environmental Protection and Resource Management certifies that the location of the activities and/or the limitations and restrictions placed on them will avoid adverse effects to the functioning of the area(s) or to the species dependent upon them" <Baltimore County Code, Section 26-451>.

Further information will be forthcoming after this office has verified the location of this Habitat Protection Area. If you have any questions, contact Ms. Nancy Pentz at 887-2904.

Sincerely yours,

A handwritten signature in cursive script that reads "Patricia M. Farr".

Patricia M. Farr
Program Coordinator
Chesapeake Bay Critical Area Program

PMF:NP:ju

cc: Mr. Larry Schmidt

AYRES/WQCBCA



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 19, 1996

Mr. and Mrs. Dennis Ayres
1652 Cape May Road
Baltimore, MD 21221

RE: Maple Road - Lots 28 & 29
Case No.: 96-327-A

Dear Mr. and Mrs. Ayres:

Our records indicate that the above referenced case has remained idle for some time. If no further action is taken by Friday, May 24, 1996 the case will be closed.

If you need further information or have any questions, please do not hesitate to contact Gwen Stephens at (410) 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

AJ/rye



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

92-927-1A

District 1528 Date of Posting 3/15/92
Posted for: Variance
Petitioner: Dennis + Donna Myers
Location of property: W/S Maple Rd. 1170' N/Holly Neck Rd.
Location of Signs: Facing Maple Rd. approx. 6' from roadway, on
property to be rezoned
Remarks: _____
Posted by [Signature] Date of return: 3/20/92
Signature
Number of Signs: 1



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing.

PROPERTY ADDRESS: MAPLE RD LOTS 28 + 29

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: CEDAR BEACH
plat book # 7, folio # 186, lot # , section #

OWNER: DENNIS + DONNA AYRES

92-327-A

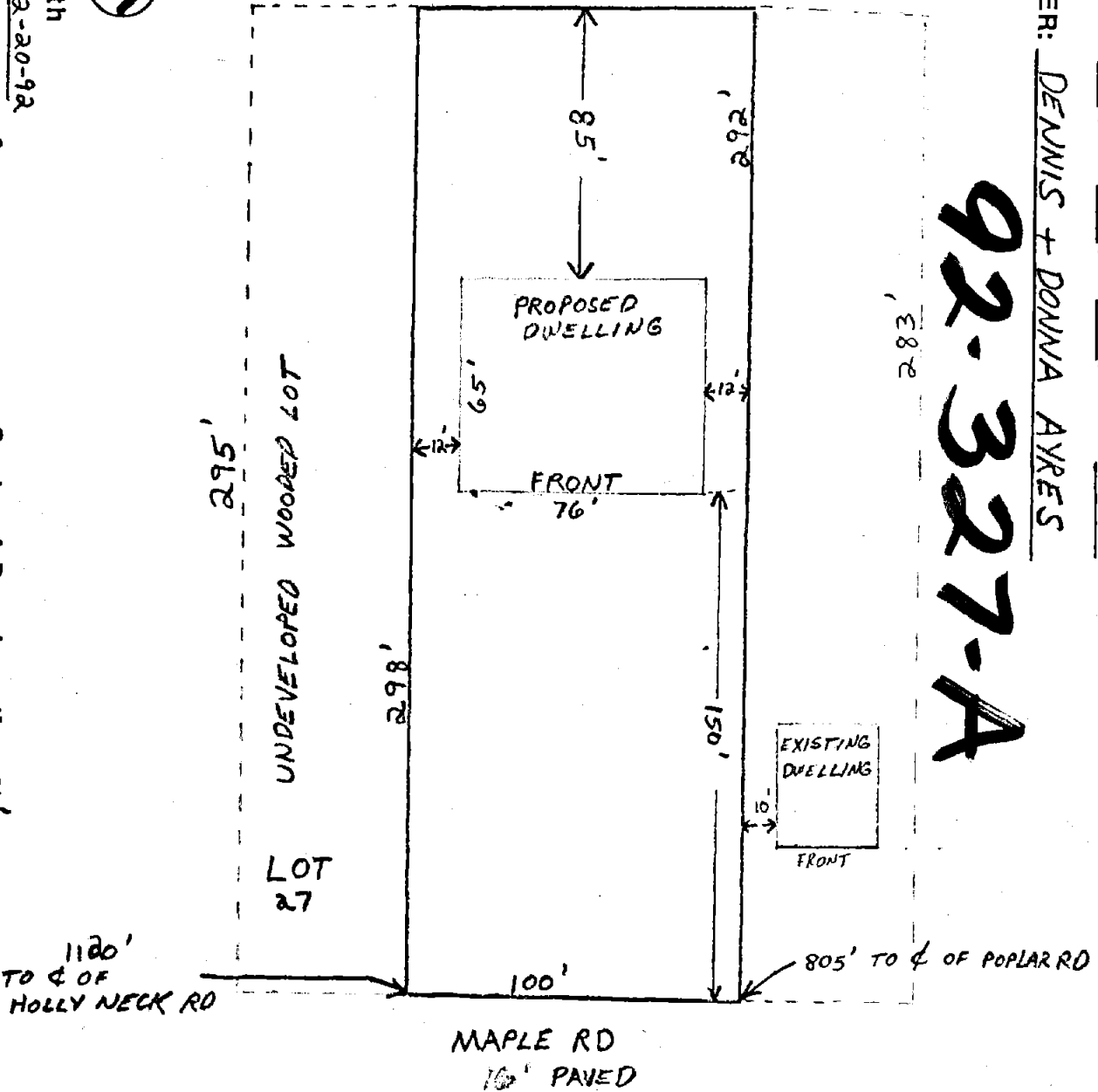
UNDEVELOPED WOODED LOTS



North

date: 2-20-92
prepared by: DENNIS AYRES

Scale of Drawing: 1" = 50'



LOCATION INFORMATION

Councilmanic District: 5

Election District: 15

1"=200' scale map# SE 2 J

Zoning: RC 5

Lot size: .608 acreage 29500 square feet

SEWER: ☒ public ☐ private

WATER: ☒ yes ☐ no

Chesapeake Bay Critical Area: ☒ yes ☐ no

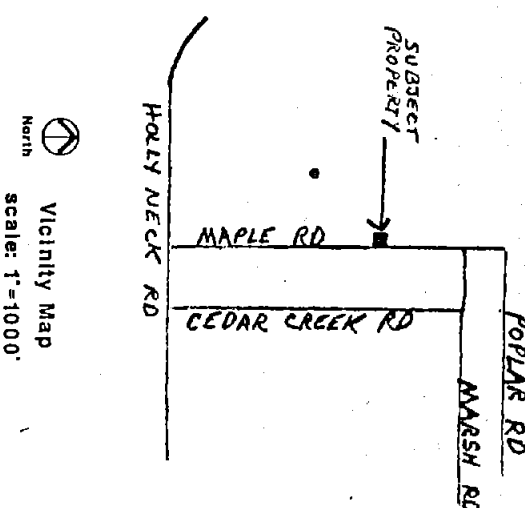
Prior Zoning Hearings:

NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

346



CERTIFICATE OF PUBLICATION

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number: 92-327-A
W/S Maple Road, 1120'
N of Holly Neck Road Lots
#28 and #29, Maple Road
15th Election District
5th Councilmanic
Petitioner(s):
Dennis M. and
Donna L. Ayers
Hearing Date: Monday,
April 6, 1992 at 10:00 a.m.

Variance: to permit side lot line setbacks of 12 feet in lieu of the required 50 feet.

LAWRENCE E. SCHMIDT,
Zoning Commissioner of
Baltimore County
N/J/3/210 March 19.

TOWSON, MD.,

3/19, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/19, 1992.

THE JEFFERSONIAN,

S. Zehe Orlean

Publisher

\$ 65.64

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LAWRENCE E. SCHMIDT,
Zoning Commissioner of
Baltimore County
N/A N/J/3/210 March 19.

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/19, 1992.

NORTHEAST TIMES BOOSTER and the
NORTHEAST TIMES REPORTER

S. Zabe Onlin

Publisher

\$65.64

Receipt



Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Date

3/02/92

Account: R-001-6150
Number

H9200346

PUBLIC HEARING FEES

QTY

PRICE

010 -ZONING VARIANCE (IRL)

1 X

\$35.00

TOTAL: \$35.00

LAST NAME OF OWNER: AYRES

92-327-A

Cashier Validation

Please Make Checks Payable To: Baltimore County

PRODUCT 9329-3